

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2017-0067
Approved by Planning and Zoning:	July 21, 2017
Permission is hereby granted to:	Amirali Nasserian
to use the premises located at:	5760 Dow Avenue
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

July 21, 2017
Date

Karl Moritz / AD
Karl Moritz, Director
Department of Planning and Zoning

DATE: July 21, 2017

TO: Alex Dambach, Division Chief, Land Use Regulatory Services
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0067
Administrative Review for New Use
Site Use: Valet
Applicant: Amiral Nasserian
Location: 5760 Dow Avenue
Zone: CDD #17

Request

Special Use Permit #2017-0067 is a request to operate a valet service for commercial businesses at the Modera Tempo mixed-use development, located at 5760 Dow Avenue. The applicant expects the valet operation to park approximately 100 vehicles on weekdays and 300 vehicles on weekends. The valet service would operate under the following parameters:

Hours of Operation: 5 p.m. – 11 p.m., Monday - Friday
11 a.m. – 12 a.m., Saturday
11 a.m. – 11 p.m., Sunday

Valet Parking Zone: Two off-street parking spaces located along the northern edge of Western Building #3 (see attachment)

Vehicle Storage: Vehicles would be parked in the Modera Tempo garage, in approximately 50 spaces that are not leased for the residential units.

Vehicle Route: Cars would enter the valet drop off area from Dow Avenue into the surface parking lot of Building #3, they then would park in the designated valet spaces. Once parked, the valet would drive the cars out of the surface lot, turn left onto Shilling Street and then make a left turn to enter the subterranean parking garage under Building #1.

Number of Attendants: There would be two valet attendants.

Parking

City Council approved DSUP #2011-0030, which provided 694 parking spaces within the underground parking garage for residential use and 58 surface parking spaces reserved for commercial uses. Given that Modera Tempo residents occupy at least 50 fewer parking spaces than anticipated, these spaces are available for the proposed valet-parked vehicles. The proposed removal of two spaces from the surface parking lot requires the applicant to apply for a minor site plan modification.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Cameron Station Civic Association was sent notification via email. A Modera Tempo resident contacted staff with a concern that vehicles may contribute to parking lot congestion if the two valet parking spaces are occupied. Staff allayed the resident's concerns, noting that SUP conditions would be included to require an adjustment of the valet parking arrangements, such as additional valet parking spaces and employees, if the two parking spaces are not sufficient to accommodate customer volume.

Staff Action

Staff supports the applicant's request to operate a valet service at 5760 Dow Avenue. The success of the commercial businesses at the Modera Tempo has resulted in the need for additional parking spaces, which the applicant can reasonably accommodate in the on-site parking garage. The location of the two valet parking spaces immediately outside the commercial businesses and away from emergency vehicle access routes would provide patrons with a convenient parking alternative to parking in the surface lot.

Staff has included several conditions to ensure that the valet service would operate with minimal impacts on the surface parking lot or public street traffic and parking. In addition, staff has standardized the daily hours as 11 a.m. and 12 a.m. to permit the valet operation flexibility in its business practices.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 21, 2017

Action: Approved



Alex Dambach, Division Chief

- Attachments:
- 1) Special Use Permit Conditions
 - 2) City Department Comments
 - 3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2017-0067

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The valet parking service is permitted to operate between 11 a.m. and 12 a.m., daily. (P&Z)
3. A minimum of two valet parking employees shall attend the valet station and park vehicles in the garage. (P&Z)
4. The applicant shall maintain a suitable number of parking garage spaces to accommodate the demand for valet usage. All valet-parked vehicles shall be stored in the parking garage. (P&Z)
5. The proposed valet parking zone shall operate only from two parking spaces in the on-site parking lot and located along the northern edge of Western Building #3. The Director of Planning and Zoning may adjust the size of the valet parking space zone and require additional valet parking attendants should parking lot congestion result from the operation. (P&Z)
6. The valet parking operation shall not load on or block streets designated for emergency vehicle access. The entire drive aisle of this complex is an emergency vehicle easement therefore; no standing or parking of vehicles outside of the designated parking spaces is permitted (P&Z) (Fire)
7. Valet loading or unloading of passengers shall not occur outside of the approved valet parking zone and shall be restricted to the confines of the applicant's property. (P&Z) (T&ES)
8. The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the parking garage.
9. The applicant shall ensure that vehicles are transported from the valet parking spaces to the parking garage in a timely manner to ensure that the operation does not negatively impact traffic flow in the parking lot. (P&Z)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

11. The applicant should designate an individual, presumably the property manager, to receive any calls or questions related to the valet operation from citizens, residents, as well as Modera Tempo business owners and their patrons. (P&Z) (T&ES)
12. A minor amendment to the site plan shall be released prior to implementing the valet service. (T&ES)
13. The applicant shall be responsible for all appropriate signage including "Valet Loading Zone" signage and other applicable. (P&Z)
14. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Use of the valet is permitted, but shall be restricted to the confines of the applicant's property. (T&ES)
- R-2 The applicant should designate an individual, presumably the property manager, to receive any calls or questions related to the valet operation from citizens and residents. (T&ES)
- R-3 A minor amendment to the site plan shall be released prior to implementing any valet service. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.


Fire:

F-1 The use of designated spaces for valet service is acceptable.

C/R-1 The entire drive aisle of this complex is an emergency vehicle easement therefore; no standing or parking of vehicles outside of the designated parking spaces is permitted.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0067. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the valet at 5760 Dow Avenue.

 AMIRALI NASSERGIAN
Applicant - Signature

07/21/17
Date

Applicant - Printed

Date